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Know all Persons by these Presents,
041893

That We, JOHN R. ABBE and SUSAN R. ABBE, both of Waterville, County of
Kennebec and State of Maine

in consideration of One Dollar and other Valuable Consideration

TRANSFER
TAX
PAID

paid by ANNE A. LONDON and LEONARD R. LONDON, both of Waterville, County of

Kennebec and State of Maine

whose mailing address is 11 Martin Avenue, Waterville Maine 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and
convey unto the said ANNE A. LONDON and LEONARD R. LONDON

as joint tenants and not as tenants in common, their heirs and assigns forever,

a certain lot or parcel of land situated in the City of Waterville, County of
Kennebec and State of Maine, and bounded as follows:

Beginning at an iron pin in the intersection of the northerly line of Aubrey
Street and the westerly line of Martin Avenue; thence northerly along the west-
erly line of Martin Avenue a distance of sixty and eight hundredths (60.08) feet
to an iron pin; thence deflecting westerly an angle of twenty-three degrees and
fifty-eight minutes (23° 58') and being still in the westerly line of Martin
Avenue, a distance of eighty (80') feet; thence westerly at a right angle a dis-
tance of one hundred twenty five (125') feet; thence southerly at a right angle
a distance of eighty five (85') feet, more or less, to the northerly line of
Aubrey Street, thence easterly along the northerly line of Aubrey Street a dis-
tance of one hundred ten and eight hundredths (110.08') feet to the point of
beginning.

Meaning and intending to describe Lot #89 as shown on a plan entitled
"Academy Acres" dated June 25, 1987 by R. G. Knowlton and to be recorded, and
subject to the following restrictions numbered I to IX, inclusive, which will
be binding upon the said grantees and all persons claiming or holding under said
Grantees, for a period extending to January 1, 1995, and which, until said date,
shall be deemed as covenants running with the title to said land, and reference
is hereby made to Warranty Deed from Walter M. Heyne, Jr., et al to the within
Grantors dated April 12, 1968, recorded in Kennebec Registry of Deeds for a more
particular description thereof.

Meaning and intending to convey the same premises acquired by the within Grant-
ors by joint tenancy deed of Walter Martin Heyne, Jr. & Mildred H. Heyne dated
April 12, 1968 and recorded in the Kennebec County Registry of Deeds, Book 1467
Page 3.

To have and to hold

the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said ANNE A. LONDON and LEONARD R. LONDON

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And WE

do **covenant** with the said Grantees, their heirs and assigns, that we are

lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid;

and that we and our heirs shall and will **warrant and defend** the same to the said

Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof,

we the said

JOHN R. ABBE and SUSAN R. ABBE

AND

~~husband/wife of the said~~

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hand and seal this tenth day of the month of November, A.D. 19 93.

Signed, Sealed and Delivered

in presence of

[Signature]

John R. Abbe
JOHN R. ABBE
Susan R. Abbe
SUSAN R. ABBE

State of Maine, County of KENNEBEC

SS. November 10, 1993

Then personally appeared the above named

JOHN R. ABBE and SUSAN R. ABBE

and acknowledged the foregoing instrument to be their free act and deed.



Before me,

[Signature]

Notary Public
Attorney at Law

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1993 NOV 15 PM 1:36

ATTEST: *[Signature]*
REGISTER OF DEEDS

Printed Name, Cyril M. Joly, Jr.

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